



HOUSING AUTHORITY of COLUMBUS GEORGIA

**PEABODY APARTMENTS
HOPE VI REVITALIZATION**

**PROGRESS REPORT
April 2004**

Project Website – www.peabodyhopevi.org

BG/WRT Program Management Team



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PROJECT IMPLEMENTATION

SECTION 1 STATUS REPORTS

Predevelopment – General Overview and Summary

For the month of April, project activities included: Administrative business and project planning, preparation of the tax credit application, site plan and architectural drawings in support of the tax credit application, Community and Supportive Services, Resident Relocation, Demolition Bid evaluation.

Administration: outstanding business issues include the Site Control Agreement between HACG and Integral pertaining to the Demolition Project, the Infrastructure Construction Agreement between HACG and Integral pertaining to the Intergovernmental Agreement, the cost of site development pertaining to the Wynnton properties, the consultant team to be contracted by Integral pursuant to the Master Developer Agreement, the consultant procurement process to be implemented by the Developer.

Peabody Phase 1 Tax Credit Application: The tax credit application has been the primary focus for project activity during the month of April. Preparation of the document has required considerable input from HACG HOPE VI coordinator A. Carroll, the Program Management Team and the Developer Team.

Resident Relocation Project: remains ongoing and continues to make excellent progress thanks to the skills of the HACG Relocation Team, coordinated work of the Pastoral Institute CSS Team and the cooperation of the Peabody Residents. As of April 30 there are 78 families remaining on site. Families currently residing in the Phase 3 Relocation Site Area are continuing to voluntarily apply for relocation. To date, there are a total of 72 households remaining on site awaiting Relocation.

CSS Program: ongoing and is also progressing extremely well. All Peabody Households have been interviewed. Total caseload as of end of quarter is 343 persons of which 232 persons have completed assessment.

HUD Approval CSS Plan: conditional approval received as of November 2003. HACG is currently awaiting final HUD approval of the CSS Plan.

Peabody Demolition: the Developer Team has been in an ongoing process of Bid Evaluation since mid-March.

Wynnton Site Property transfer: The property transfer process for the Wynnton site remains outstanding pending clarification of property values, final location of property line at the Buena Vista side of the site and completion of negotiations for Developer Fees relative to Wynnton Site Development.

Intergovernmental Agreement: this item remains a critical issue for the advancement of the HOPE VI Project, particularly the Wynnton Site Development which is scheduled to start construction in summer of 2004. As noted in the March Report; the Intergovernmental Agreement was revised and re-submitted to City for final approval. The document is ready for signatures pending verification and approval of an Infrastructure Agreement between HACG and the Developer.

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PROJECT PROGRESS OVERVIEW

SECTION 1 STATUS REPORTS

I ADMINISTRATION

Community Supportive Services Work Plan – status remains same as reported in December; HACG is awaiting receipt of final HUD approval for the CSS Work Plan.

Master Developer Agreement (MDA) – the First Amendment to the Agreement has been concluded.

A Second Amendment to the Agreement is under discussion between the Developer, HACG and the PMT. This Amendment will clarify the Developer's intentions concerning the Project Design Team.

Pre-Development Loan Agreement – Invoice #1 has been paid by HACG. Funds for these costs are derived from the HOPE VI Grant funds.

Integral-CHI Builder Agreement – The Final Agreement has not been received from the Developer.

Wynnton Site Property Transfer from City of Columbus to HACG – the property transfer process has been in process between HACG, Integral and City of Columbus since February. HACG has received initial proposal documents from City of Columbus which remain under review and discussion with HACG, the Developer Team and the PMT. Concerns include the property values assigned by the City, covenant restrictions relative to resale of the properties after initial purchase and restrictions relative to the possible future widening of Buena Vista Road which may impact the Wynnton Properties.

During the past month, City of Columbus has commenced a re-evaluation of the square foot cost of the Wynnton parcels. HACG and City of Columbus are continuing discussions concerning this item. City of Columbus has advised HACG of the necessity to revise the location of the property line nearest Buena Vista Road to allow for the relocation of an existing business. This has impacted the new development to the extent of reducing the lot count by one property. The Program Management Team will revise the Master Plan and the Developer Engineering Team will revise the preliminary site survey to reflect this change.

A final issue which has impacted the Wynnton project is the cost of site development as proposed by the Developer. Resolution of this issue affects final City approvals for the property transfer as well as implementation of the Home Ownership Plan and completion of the mixed finance proposal and evidentiary documents.

Intergovernmental Agreement – conclusion of the Agreement is critical for advancing the project. In view of the Wynnton Site Project Closing and construction start scheduled for June 2004 it is imperative that infrastructure design and construction for the Wynnton Site be initiated as soon as possible.

During the month of April, City of Columbus has indicated a willingness to proceed with the Agreement pending approval of the Infrastructure Agreement between HACG and the Developer. Project legal teams are in process of finalizing this Agreement.

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Item I ADMINISTRATION - continued

Design and Engineering Team Procurement – The Developer has been requested to clarify their procurement process for engineering services required for the development of the Wynnton properties.

Developer procurement for engineering services needed for the Infrastructure Project will commence subsequent to approval of the Intergovernmental Agreement. A request for clarification of procurement process has also been submitted to the Developer concerning this item.

The Developer has been requested to clarify the Design Team for the Peabody New Housing Development Project.

Homeownership Plan – discussions have been ongoing. Further discussions and agreement are pending concerning the Developer Budget for Site Preparation Work and Developer Fees. The Developer has been requested to submit a revised copy of the Plan.

Due to the priority of the Tax Credit Application during the month of April, the matter of finalizing the Wynnton site development costs has not yet been resolved.

Section 3 Plan – the Developer has submitted a revised Section 3 plan as of mid-April. Due to the priority of the Tax Credit Application during the month of April, the matter of reviewing and approving the final document has not yet been completed.

Resident Relocation: Phase 1 Resident Relocation is complete. Phase 2 Relocation is nearing completion. Phase 3 Voluntary Relocation has been in process since February.

HOPE VI Program Evaluation: the Agreement with CSU has been completed and the CSU are actively engaged in the Project.

II SITE INVESTIGATION – EXISTING CONDITIONS – ENVIRONMENTAL ASSESSMENT

Progress status remains same as reported in December

ALTA Survey:

The Developer has been authorized to move forward with the final lot layout for the Wynnton Project Site. as noted previously in this Report, City of Columbus has requested a change in the location of the property line nearest Buena Vista Road. Project Teams are working to revise site plan drawings. The PMT and HACG are awaiting completed drawings.

Environmental Assessment:

The Environmental Approval process for the Wynnton Site has not yet been initiated. The Developer is in process of consultant procurement for this work.

Site Drainage Study/Infrastructure Design: this activity is critical for advancing the Wynnton Project. This work has not yet been initiated pending an executed Intergovernmental Redevelopment Agreement relative to design and construction of infrastructure.

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III MASTER PLANNING

Revisions to the Master Plan for the purposes of the Tax Credit Application have been completed.

The next phase of Master Planning activities include:

- revisions in response to the approved financial model
- preparation of the Amended Revitalization Plan
- revisions necessary for compliance with setback restrictions.
- revisions in response to design of new buildings.

IV PEABODY DEMOLITION

Demolition Bid-Opening was completed 2:00pm, March 16, 2004 at the Peabody Community Center.

Initial Bid Results indicate that Pyramid Construction is the lowest responsive Bidder.

The Developer Team has been in a Due Diligence/Bid Review process since Bid Opening. A recommendation for Contract Award has been submitted to HACG as of May 04. HACG is reviewing the documentation. The Developer is expected to award the contract by mid-May.

V RESIDENT RELOCATION

Resident Population: As of April 30, the resident population at Peabody was 72 households remaining to be relocated.

Relocation Stats to date:

- 228 families total relocated to date
- 153 families relocated to date to other PH communities
- 70 families relocated to date to Section 8 housing
- 80 families to date relocated outside the scope of the Relocation Project due to other circumstances
- 160 families have expressed interest in returning to the new community

Revised Resident Relocation Schedule remains as follows:

- Phase 1 Relocation complete as of February 13, 2004.
- Phase 2 Relocation will be complete by May 31, 2004 - 1 month earlier than original schedule
- Phase 3 Relocation will be complete by September 01, 2004 - 3 months earlier than original schedule

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VI COMMUNITY & SUPPORTIVE SERVICES

April activities included: drug awareness program, Neighborhood Network Center open house, staff training workshops, preparation and submission of Grant Proposals to support the project.

Upcoming activities include: notices for summer job training opportunities for teens, rap contest for kids. Youth council meeting, arts and crafts for Mothers Day, notices for Urban League Summer Programs, Earning Community Service Hours.

CSS stats to date:

- 247 assessments completed to date.
- 171 persons in employment preparation, placement to date.
- 81 persons in employment preparation, this quarter
- 40 persons in job skills training to date.
- 28 persons in job skills training this quarter
- 68 job placements this quarter
- 86 job placements total program to date
- 11 persons enrolled in home ownership program to date

VII HOMEOWNERSHIP PROGRAM

Status remains same as reported previously. The Homeownership Plan submission to HUD has been delayed pending conclusion of Developer, PMT, HACG discussions concerning the value of Developer Fees and Site Development design and construction costs in addition to the terms of the Integral-CHI Builders Agreement and City restrictions. The Developer provided a revised version of the Homeownership Plan in late January however the document remains in process of discussion and final revision.

According to recently revised HUD regulations, the first Closing for the Wynnton project will be able to proceed in advance of HUD approval for the Home Ownership Plan.

VIII WYNNTON PROJECT – CLOSING

As of Progress Meeting April 01, project teams have rescheduled Wynnton Closing for July 01, 2004.

IX Peabody PHASE 1 TAX CREDIT APPLICATION

The Tax Credit Application is due for submission to DCA as of May 04, 2004.

In addition to assembling a multitude of informational forms, background information items and statistical data, the application process included preparation of comprehensive financial and legal documents which had to be approved by all parties. Revisions to the Masterplan also had to be implemented in order to define the Phase 1 Development Area specific to the tax credit application. The Masterplan revisions required design and drawing input from both the Developer's engineering team at Jordan Jones and Goulding as well as Boulevard Group master planner, G. Perdomo.

A final draft of the Application at 97% completion was submitted to HACG for review and approval as of April 30.

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X PROJECT RELATED MEETINGS – April 2004

April 01	Project Review Meeting – HACG, PMT, Integral
April 09	Demolition Bid Review Meeting – Integral, Holley Engineering, HACG, PMT.
April 15	Project Review Meeting – HACG, PMT, Integral
April 29	Project Review Meeting by conference call – HACG, PMT, Integral

XI DOCUMENT SUBMISSIONS AND NOTICES – April 2004

April 02	Site Control Agreement received from legal team and distributed to Integral and HACG
April 09	Peabody Demolition Bid; Preliminary Evaluation received from Integral.
April 09	HACG documentation for Phase 1 Tax Credit Application submitted to Integral
April 15	Revised Section 3 Plan received from Integral
April 15	Peabody Master Plan site revision sketches received from Integral
April 30	Additional HACG documentation for Tax Credit Application submitted to Integral
April 30	Draft copy of Tax Credit Application received by HAGC from Integral

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PROJECT FINANCIAL REVIEW

SECTION 1 STATUS REPORTS

April 2004:

As the project progresses, the PMT will monitor the overall project financial status through HACG Finance Department.

During the month of March, the Developer submitted Phase 1 Predevelopment Loan Invoice #1. HACG completed payment to the Developer for Invoice #1 as of March 25.

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PROGRESS PAYMENT SUMMARY - NO CHANGE OF STATUS FOR MONTH OF APRIL PHASE 1 PREDEVELOPMENT LOAN AGREEMENT

DEVELOPER 3RD PARTY COSTS ----- Invoice #1 payment period ending February 29, 2004
pursuant to MDA and Predevelopment Loan Agreement: HACG payment for 75% of Developer Invoice

item	Total Budget	Developer Obligated Contract Amount	Developer Total Invoice To Date	Developer Invoice to 03-18-04	HACG Obligated Budget Amount 75%	Invoice Amount to HACG This Invoice	HACG Total Invoice to Date	HACG Paid to Date
Master Planning - Rees Design	\$ 30,000.00	Rees- hourly	\$ 6,460.00	\$ 6,460.00	\$ 22,500.00	\$ 4,845.00	\$ 4,845.00	\$ 4,845.00
Architect & Engineer	\$300,000.00		\$ 0.00	\$ 0.00	\$225,000.00	\$ 0.00	\$ 0.00	\$ 0.00
Survey - JYG	\$ 35,000.00	JYG - \$26,000.00	\$ 21,294.28	\$ 21,294.28	\$ 26,250.00	\$ 15,970.71	\$ 15,970.71	\$ 15,970.71
Soil Testing	\$ 40,000.00		\$ 0.00	\$ 0.00	\$ 30,000.00	\$ 0.00	\$ 0.00	\$ 0.00
Environmental	\$15,000.00		\$ 0.00	\$ 0.00	\$ 11,250.00	\$ 0.00	\$ 0.00	\$ 0.00
Market Study	\$ 8,000.00		\$ 0.00	\$ 0.00	\$ 6,000.00	\$ 0.00	\$ 0.00	\$ 0.00
Appraisal	\$ 8,500.00		\$ 0.00	\$ 0.00	\$ 6,375.00	\$ 0.00	\$ 0.00	\$ 0.00
Tax Credit Application Fee	\$ 32,000.00		\$ 0.00	\$ 0.00	\$ 24,000.00	\$ 0.00	\$ 0.00	\$ 0.00
Public Relations	\$ 10,000.00		\$ 0.00	\$ 0.00	\$ 7,500.00	\$ 0.00	\$ 0.00	\$ 0.00
Other Consultants	\$ 50,000.00		\$ 0.00	\$ 0.00	\$ 37,500.00	\$ 0.00	\$ 0.00	\$ 0.00
Sub-Total 3rd Party	\$528,500.00				\$396,375.00	\$ 20,815.71	\$ 20,815.71	\$ 20,815.71
HACG 3rd Party Payments Not to Exceed					\$396,375.00			
Total Amount Invoice #1 for 3rd Party						\$ 20,815.71		
Total 3rd Party HACG Invoice to Date							\$ 20,815.71	
Total 3rd Party HACG Paid to Date								\$ 20,815.71

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PROGRESS PAYMENT SUMMARY - NO CHANGE OF STATUS FOR MONTH OF APRIL PHASE 1 PREDEVELOPMENT LOAN AGREEMENT

DEVELOPER ADVANCES FOR OVERHEAD MILSTONES- Invoice #1 for period ending February 29, 2004
pursuant to MDA and Predevelopment Loan Agreement: HACG payment for 100% of Developer Invoice

Item	Budget	Percent % complete to 03-18-04	Developer Total Invoice to Date	Developer Amount this Invoice	Invoice Amount to HACG this Invoice	HACG Total Invoice to Date	HACG Total Paid to Date
MDA Executed	\$ 30,000.00	100%	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Predevelopment Consultant Procurement	\$ 30,000.00	30%	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
Stakeholder/Community Meetings	\$ 15,000.00	80%	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Masterplan	\$ 30,000.00	90%	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00
Design Schematic Approval	\$ 15,000.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Design Development Approval	\$ 15,000.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Tax Credit Application	\$ 45,000.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Tax Credit Award & Start Closing Documents	\$ 30,000.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mixed Finance Proposal	\$ 30,000.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Evidentiary Documents	\$ 60,000.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Subtotal	\$300,000.00		\$78,000.00	\$78,000.00	\$78,000.00	\$78,000.00	\$78,000.00
HACG Payment for Developer Overhead not to Exceed	\$300,000.00						
Total Amount Invoice #1 for Developer Overhead					\$78,000.00		
Total Developer Overhead Invoice to Date to HACG						\$78,000.00	
Total Developer Overhead Paid to Date by HACG							\$78,000.00

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PROJECT SCHEDULE REVIEW

SECTION 1 STATUS REPORTS

Relocation

April 2004

Phase 1 complete

Phase 2 Relocation scheduled for completion May 31, 2004 – 4 weeks ahead of schedule

Phase 3 Relocation scheduled for completion Sept 01, 2004 – 12 weeks ahead of schedule

CSS Program

April 2004

Case management is ongoing. Outreach is ongoing. Pastoral Institute is accomplishing prescribed goals.

Homeownership Counseling

April 2004

CHI Home Ownership Program is ongoing -11 Peabody families enrolled in program to date.

Homeownership Plan

April 2004

Additional clarifications and revised budget required from Developer Team. Submission is behind planned schedule

Administrative Issues

April 2004

Master Developer Agreement – Second Amendment under review.

Wynnton Site Property Transfer – in process with legal teams, HACG, Developer and City of Columbus. Behind schedule, no negative impact to Wynnton Closing Process.

Intergovernmental Agreement – Executed Document is behind schedule and is impacting implementation of infrastructure design.

Infrastructure for Wynnton Development

April 2004

Infrastructure Design is required as soon as possible. Developer is unable to initiate consultant procurement until Intergovernmental Agreement has been executed. Infrastructure construction work must start in advance of new home construction.

Site Development for Wynnton Properties

April 2004

Site Development design is required as soon as possible to prep sites for home construction intended to start in September. Consultant procurement and design is currently behind planned start due to Home Ownership Plan issues to be resolved and property transfer issues to be resolved.

Demolition

April 2004

Demolition Bids Received. Developer in process of Bid evaluation and preparing recommendation. Contract Award and Demolition start is 3 weeks behind schedule.

Phase 1 Tax Credit Application

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Submission completed and delivered to DCA as of May 04, 2004

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BG
Program Management

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SECTION 2 OUTSTANDING ISSUES

Key Project Issues

- HACG-Integral Infrastructure Agreement
- Intergovernmental Agreement signatures
- Peabody Demolition Contract Award
- Peabody start Demolition
- Resident Relocation
- Consultant Procurement for Infrastructure Projects
- Infrastructure design for Wynnton Site
- Infrastructure construction for Wynnton Site
- Infrastructure design for Peabody Site
- Hydrology Study and Civil Engineering for Wynnton parcels.
- Wynnton Property Transfer
- CSS Program Case Management
- Section 3

PMT Project Look Ahead

- Start Demolition at Peabody Site
- Closing for Wynnton Project
- Resident Relocation
- Complete Home Ownership Plan
- Infrastructure Design
- Peabody Design Development
- CSS Case Management
- Homeownership counseling
- Track schedule
- Track Project Budget
- Monitor Relocation, CSS, Homeownership

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SECTION 3 ENCLOSURES

- SUMMARY SCHEDULE updated to April 30, 2004
- Relocation Schedule updated to April 30, 2004
- Demolition Schedule updated to April 30, 2004
- 90-DAY WORK IN PROGRESS SCHEDULE
May – June - July 2004